



CITY MANAGER'S OFFICE

DATE: July 18, 2005

TO: MAYOR ALAN AUTRY
COUNCIL PRESIDENT MIKE DAGES
CITY COUNCIL MEMBERS

THROUGH: ANDREW T. SOUZA, City Manager 
City Manager's Office

FROM: JON R. RUIZ, Assistant City Manager
City Manager's Office

SUBJECT: MEDIAN ISLAND LANDSCAPE PLAN OF ACTION

You are all aware of the recent challenges we have had with the maintenance of our median islands. In keeping with our New Normal, the Public Works Department, Department of Public Utilities and Parks, Recreation Community Services Department have collaboratively taken on the responsibility of addressing these issues with a sense of urgency and a commitment to catching up quickly, while also looking for longer-term maintenance solutions. The resulting Action Plan is attached, for your information, and as an example of staff's commitment to excellence.

The principal goals of the attached Action Plan include: 1) to bring all "tall weed" areas and major corridor medians up to standard within 30 to 60 days, as outlined in the attached "Staffing and Production Table"; and 2) to maintain all medians to standard for long-term sustainability, using a 60-day cycle for major corridors, and a 90-day cycle for all other median islands and CFD/LLMD Landscape Areas.

The attached Action Plan outlines these *immediate*, *short-term*, and *long-term* solutions, while also identifying long-term strategies to enable us to move toward long-term sustainability. For example, *immediate solutions* include the immediate (30 day) removal of 6.36 million square feet of "tall weed" areas along major corridors (see Attachment A for median island locations). *Short-term solutions* include the removal of another 6.36 million square feet for the remaining medians over the next 30 days (see Attachment B); and the *long-term sustainability* objectives provides for a 60 day maintenance cycle along major corridors, and a 90 day cycle outside major corridors, beginning September 2005.

The City departments of Public Works, Public Utilities, and Parks, Recreation, and Community Services continue to explore and implement all operational methods of meeting service-delivery requirements of the City's median islands. A critical

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component for the maintenance of the median islands is the use of inmate labor. Due to contracting issues with Fresno County inmate labor has not been available for six months. The plan identifies the use of temporary labor to backfill the loss of inmate labor until such time as the contract with Fresno County is completed, which is anticipated to be within 30-60 days. Staff is currently evaluating long-term options related to private contracting, planting drought-tolerant plants during the construction of new non-CFD medians (Attachment C), and converting 12,000 square feet of medians to hardscape and drought tolerant planting standards by May 1, 2006, as a demonstration project.

Staff turned over every rock to implement these changes within the existing budget, but estimates that up to \$350,000 may be required to implement these immediate improvements through the hiring of temporary employees until the inmate labor crews are once again available. The departments are committed to finding sufficient efficiencies, salary savings, and operational savings to meet this challenge.

Attachments

cc: Roger Montero, Deputy Mayor
Georgeanne White, Chief of Staff
Ruth F. Quinto, Interim Assistant City Manager
Renena Smith, Budget Manager
Department Directors

Maintenance of Median Islands and CFD/LLMD Landscaped Areas

Goals

1. Bring all “tall weed” areas and major corridor medians up to standard within 30 and 60 days as per the table below.
2. Maintain all medians to standard for long-term sustainability, on a 60-day cycle for major corridors and 90-day cycle for all others.

Strategies/Tactics

A. Non-CFD/LLMD Medians

Staffing and Production Table						
	Catch-up 30 days	Catch-up 60 days	Maintenance 90 days	October	November	December
City Employees	56	56	56	56	56	56
Inmate Labor	0	0	20	20	40	50
Community Service Workers	0	0	8	16	32	40
Temporary Employees	50	50	16	10	10	10
Total Labor (people)/day	106	106	100	102	138	156
Daily Hours (# People * 8 hrs)	848	848	800	816	1104	1248
Production (250 SF/hr * daily hrs)	212,000	212,000	200,000	204,000	276,000	312,000
Total Monthly SF Completed (mil) (production * no. of cal/wking days)	6.36	6.36	4.0	4.1	5.52	6.24

Catch-up = calendar days

Maintenance = working days

Initiation and ramp-up of Inmate and Community Service Labor estimated as per tentative agreements.

Historical data collected by DPU, PW and PRCS averages 250 square feet/hour/person of median maintenance.

Unit standard for measurement and planning is 250 square feet per hour per person.

Net cost of additional temporary employees for the 6-month period is about \$350,000. On-going temporary employee cost is \$22,500 per month.

Schedule of activities:

- ❖ Immediate solution: First 30 days 6.36 million square feet of “tall weed” areas and major corridors. Attachment A lists specific areas.
- ❖ Short term solution: Second 30 days is 6.36 million square feet of remaining medians needing to be caught up. Attachment B lists specific areas.
- ❖ Long term sustainability: 90-days maintenance cycle begins – 60 day major corridors listed below and 90 days remaining medians. Full maintenance cycle in place beginning September 2005.

Major Corridor Streets

Corridor	Herbicide (months)	Maintenance (months)	Square Feet (millions)
Herndon	Oct, Feb, Apr	Jan, Mar, May, Jul, Sep, Nov	
Kearney	Oct, Feb, Apr	Jan, Mar, May, Jul, Sep, Nov	
McKinley	Oct, Feb, Apr	Jan, Mar, May, Jul, Sep, Nov	
Olive	Oct, Feb, Apr	Jan, Mar, May, Jul, Sep, Nov	
Kings Canyon	Oct, Feb, Apr	Jan, Mar, May, Jul, Sep, Nov	
Downtown Medians	Oct, Feb, Apr	Jan, Mar, May, Jul, Sep, Nov	
Shaw	Oct, Feb, Apr	Feb, Apr, Jun, Aug, Oct, Dec	
Blackstone	Oct, Feb, Apr	Feb, Apr, Jun, Aug, Oct, Dec	
Van Ness	Oct, Feb, Apr	Feb, Apr, Jun, Aug, Oct, Dec	
Huntington	Oct, Feb, Apr	Feb, Apr, Jun, Aug, Oct, Dec	
Jensen	Oct, Feb, Apr	Feb, Apr, Jun, Aug, Oct, Dec	

Total square feet of above corridors is approximately 5 million and requires 20,000 labor hours per 60-day cycle.

B. CFD/LLMD Landscape Districts

- ❖ Contract with Local Conservation Corps (LCC) for all CFD/LLMD medians by August 15, 2005. Currently we contract with LCC for 50% of CFD/LLMD medians.
- ❖ Starting August 15, 2005, all CFD/LLMD districts will be on a 90-day cycle.

Long-term

- ❖ Private contracting.
- ❖ Attached native plant/drought tolerant planting standard will be used in construction of new non-CFD medians. (Attachment C)
- ❖ Convert 12,000 square feet of medians to hardscape and drought tolerant planting standard, by May 1, 2006, as a demonstration project.

System for Measurement of Time, Activity and Production

- ❖ All Departments will record time and activity against Project ID: SM00039
- ❖ Activity Identifications (codes already in place in being used):
 - Weed
 - Mow
 - Trim
 - Debris
 - Spray
 - Sprinkler
 - Water
- ❖ Daily Crew Measurement (codes already in place and being used):
 - Record daily square footage
 - Record Daily crew members and hours
 - Record production through production tracking method
- ❖ Daily Performance Measurement = daily production rate from above table. For example, first 30-days is 212,000 square feet per day. This daily measurement will be reported to Jon Ruiz daily, and included in Department Directors' performance plan and coached monthly.

Attachment A
Median Island Schedule

Council District

On Street	From	To	1	2	3	4	5	6	7
Shields	Chestnut	Fruit	x			x			x
Shields	Crystal	Weber	x						
Hughes	Shields	Clinton	x						
Cedar	Shields	Shepherd				x		x	
First St	Shields	Nees				x		x	
Dayton	Orchard								
Robinson	Orchard								
Fourth	Sierra	Palo Alto							
Champlain	Shepherd	Perrin						x	
Audubon	Nees	FWY 41 Overpass						x	
Ashlan	Winery	Blackstone				x			x
Chestnut Diagonal	Ashlan/south of								
Fresno St	Dakota	Friant Rd.						x	x
Shaw	FWY 168	Blackstone				x			x
Willow	Herndon	Shaw				x		x	
Barstow	Cedar	Fresno St.				x		x	
Bullard	Cedar	Blackstone		x				x	
Nees	Chestnut	Palm		x				x	
Millbrook	Nees	Alluvial							
Shepherd	Willow	Friant Rd.						x	
Sommerville	Shepherd	Maple							
Maple	Plymouth	International							
Herndon	Willow	Palm		x				x	
Ingram	Herndon	Locust		x					
Maroa	Herndon	Warner		x					
Maple	Herndon	Fir						x	
Maple	Herndon	Magill						x	
Blackstone	Olive	Nees	x	x	x			x	x
Friant	Nees	Millbrook						x	
Valentine	Magill								
Herndon	Blackstone	Polk		x					
Escalon	Tamera	Prospect							
Bullard	Marks	Figarden		x					
Figarden Loop	Marty	Bullard		x					
Bullard	Fig Garden Loop	Carnegie		x					
Brawley	Bullard	San Jose		x					
Marks	Herndon	Indianapolis	x	x					
Beechwood	Valentine	Brawley		x					
Valentine	Marty								
West	Alluvial	Shaw	x	x					x
Fruit	Herndon	Palo Alto		x					
Palm	Herndon	Shaw		x					
Shaw	Palm	Golden State		x					
Ashlan	Fruit	Cornelia	x	x					x
West	Shaw	Weber							
McKinley	Clovis	Van Ness	x		x	x			x
Wishon Underpass									x

Attachment A
Median Island Schedule

Council District

On Street	From	To	1	2	3	4	5	6	7
Maroa	Shields	Cornell	x						x
Winery	Shields	Clinton				x			
Clinton	Winery	McKinley				x			
Gateway	Clinton	McKinley				x			
Shields	Clovis	Fowler				x			
Fowler	Clinton	N. Pontiac				x			
Airways Blvd.	Clovis	Dakota				x			
Olive	Peach	Willow				x			x
Belmont	Blackstone	Chestnut					x		x
Filmore	Jackson				x				
Kings Canyon	Chestnut	First					x		
Fifth	Ventura	Alta					x		
Fresno St	Tulare	Ventura			x				
Kearney	Fresno St	Marks			x		x		
Trinity	B St.				x				
Broadway	Divisadero				x				
G Street	El Dorado	San Joaquin			x				
Neilsen	Marks	Teilman			x				
Polk	Rialto	Dayton			x				
Blythe	Ashlan	Weldon	x						
West	Telman	Whitesbridge			x				
Golden State	Belmont	McKinley			x				
Weber	Weldon	McKinley			x				
Clinton	Weber	Crystal	x						
Parkway	Clinton	McKinley			x				
Brawley	Fountain Way	Shields	x		x				
Shields	Brawley	Parkway	x		x				
Marks	Pinceton	Whitesbridge			x				
Kearney	Fresno St	Fruit			x				
Jensen	Martin Luther King	FWY 41			x				
Fruit	Church	Geary			x				
Church	Elm	Marks			x				
Elm	Ventura	Dorothy			x				
Ventura	MLK	B St							
California	FWY 41	Elm			x				
Golden State	Church	North			x				
Golden State	Monterey	Church			x				
First St	Ventura	Shields					x		x
Cedar	Ventura	McKinley				x	x		x
Huntington	Cedar	Barton					x		
Chestnut	McKinley	Jensen				x	x		x
Clovis	Olive	Jensen				x	x		
Kings Canyon	Chestnut	Lind					x		
McKenzie	Willow	Winery							x
Peach	Kings Canyon	California					x		
Willow	Kings Canyon	El Monte					x		
Church	Elm	Martin Luther King			x				
Butler	Maple	Chestnut							
Maple	Butler	RR Tracks							
Ashlan	Hwy 99		x						
Floradora	Polk	McCaffrey			x				
Normal	Cornelia	Lodi			x				

Attachment B
Median Island Schedule

Council District

On Street	From	To	1	2	3	4	5	6	7
Shields	Chestnut	Fruit	x			x			x
Shields	Crystal	Weber	x						
Hughes	Shields	Clinton	x						
Cedar	Shields	Shepherd				x		x	
First St	Shields	Nees				x		x	
Dayton	Orchard								
Robinson	Orchard								
Fourth	Sierra	Palo Alto							
Champlain	Shepherd	Perrin						x	
Audubon	Nees	FWY 41 Overpass						x	
Ashlan	Winery	Blackstone				x			x
Chestnut Diagonal	Ashlan/south of								
Fresno St	Dakota	Friant Rd.						x	x
Shaw	FWY 168	Blackstone				x			x
Willow	Herndon	Shaw				x		x	
Barstow	Cedar	Fresno St.				x		x	
Bullard	Cedar	Blackstone		x				x	
Nees	Chestnut	Palm		x				x	
Millbrook	Nees	Alluvial							
Shepherd	Willow	Friant Rd.						x	
Sommerville	Shepherd	Maple							
Maple	Plymouth	International							
Herndon	Willow	Palm		x				x	
Ingram	Herndon	Locust		x					
Maroa	Herndon	Warner		x					
Maple	Herndon	Fir						x	
Maple	Herndon	Magill						x	
Blackstone	Olive	Nees	x	x	x			x	x
Friant	Nees	Millbrook						x	
Valentine	Magill								
Herndon	Blackstone	Polk		x					
Escalon	Tamera	Prospect							
Bullard	Marks	Figarden		x					
Figarden Loop	Marty	Bullard		x					
Bullard	Fig Garden Loop	Carnegie		x					
Brawley	Bullard	San Jose		x					
Marks	Herndon	Indianapolis	x	x					
Beechwood	Valentine	Brawley		x					
Valentine	Marty								
West	Alluvial	Shaw	x	x					x
Fruit	Herndon	Palo Alto		x					
Palm	Herndon	Shaw		x					
Shaw	Palm	Golden State		x					
Ashlan	Fruit	Cornelia	x	x					x
West	Shaw	Weber							
McKinley	Clovis	Van Ness	x		x	x			x
Wishon Underpass									x

Attachment B
Median Island Schedule

Council District

On Street	From	To	1	2	3	4	5	6	7
Maroa	Shields	Cornell	x						x
Winery	Shields	Clinton				x			
Clinton	Winery	McKinley				x			
Gateway	Clinton	McKinley				x			
Shields	Clovis	Fowler				x			
Fowler	Clinton	N. Pontiac				x			
Airways Blvd.	Clovis	Dakota				x			
Olive	Peach	Willow				x			x
Belmont	Blackstone	Chestnut					x		x
Filmore	Jackson				x				
Kings Canyon	Chestnut	First					x		
Fifth	Ventura	Alta					x		
Fresno St	Tulare	Ventura			x				
Kearney	Fresno St	Marks			x		x		
Trinity	B St.				x				
Broadway	Divisadero				x				
G Street	El Dorado	San Joaquin			x				
Neilsen	Marks	Teilman			x				
Polk	Rialto	Dayton			x				
Blythe	Ashlan	Weldon	x						
West	Telman	Whitesbridge			x				
Golden State	Belmont	McKinley			x				
Weber	Weldon	McKinley			x				
Clinton	Weber	Crystal	x						
Parkway	Clinton	McKinley			x				
Brawley	Fountain Way	Shields	x		x				
Shields	Brawley	Parkway	x		x				
Marks	Pinceton	Whitesbridge			x				
Kearney	Fresno St	Fruit			x				
Jensen	Martin Luther King	FWY 41			x				
Fruit	Church	Geary			x				
Church	Elm	Marks			x				
Elm	Ventura	Dorothy			x				
Ventura	MLK	B St							
California	FWY 41	Elm			x				
Golden State	Church	North			x				
Golden State	Monterey	Church			x				
First St	Ventura	Shields					x		x
Cedar	Ventura	McKinley				x	x		x
Huntington	Cedar	Barton					x		
Chestnut	McKinley	Jensen				x	x		x
Clovis	Olive	Jensen				x	x		
Kings Canyon	Chestnut	Lind					x		
McKenzie	Willow	Winery							x
Peach	Kings Canyon	California					x		
Willow	Kings Canyon	El Monte					x		
Church	Elm	Martin Luther King			x				
Butler	Maple	Chestnut							
Maple	Butler	RR Tracks							
Ashlan	Hwy 99		x						
Floradora	Polk	McCaffrey			x				
Normal	Cornelia	Lodi			x				

XERISCAPE

Xeriscape landscaping, conserves water yet beautifies the surroundings is an option that is being explored. As water-metering will soon become a way of life in Fresno this is one way to reduce excessive water use and to take a leadership role in managing this precious commodity.

Xeriscape landscaping incorporates seven basic principles which lead to saving water:

- **Planning and design** is the foundation of any water-wise landscape.
- **Soil analysis** will determine whether soil improvement is needed for better water absorption and improved water-holding capacity.
- **Practical turf areas** suggests that turfgrasses be used as a planned element in the landscape.
- **Appropriate plant selection** keeps the landscape more in tune with the natural environment. Both native and exotic plants make up the huge variety of plants available for Xeriscape Landscaping.
- **Efficient irrigation** is the key to being able to save 30 to 50 percent on your water bill.
- **Use mulches** in flower and shrub beds to prevent water loss from soil through evaporation and to increase water penetration during irrigations.
- **Appropriate maintenance** preserves the beauty of the Xeriscape landscape plus saves water. Pruning, weeding, proper fertilization, pest control and irrigation system adjustments all conserve water.

Xeriscape landscapes need not be cactus and rock gardens. They can be green, cool landscapes full of beautiful plants maintained with water-efficient practices.

MEDIAN ISLAND W/XERISCAPE

